

## Residential Energy Use Disclosure

### Approaches

- 1) **Asset rating:** require an energy assessment before a home is listed on the market and/or require a home rating for new homes before a certificate of occupancy is granted
  - This approach provides an evaluation of the structure and equipment of the home for new and/or existing homes.
  - For existing homes, asset ratings can provide homeowners with options for physical improvement of the home to reduce energy.
  - In place in [Austin, TX](#); [Santa Fe County, NM](#); [Boulder, CO](#)
- 2) **Benchmarking:** disclosure (to the public or to local government) of annual energy use and score of the building relative to similar buildings, required to be submitted periodically
  - In place in [Seattle, NYC](#), and [Washington, DC](#)
- 3) **Disclosure of energy efficiency characteristics:** disclosure (to prospective homebuyers or renters) of information on the energy-efficiency technologies of a home
  - In place in [Kansas](#), [Maine](#), [South Dakota](#)
- 4) **Utility bill disclosure:** Requirement to provide historic data on energy use and costs to prospective homebuyers or renters
  - In place in [Chicago, IL](#); [Montgomery County, MD](#); New York State (see [ACEEE report](#)); [Hawaii](#); [Alaska](#)

### Current Examples

Austin, TX: [Energy Conservation Audit and Disclosure Ordinance \(ECAD\)](#)

- Require energy audits of all homes and businesses listed for sale
- Must provide information in audit materials to connect homeowners with existing programs
- Includes all homes and buildings which are served by Austin Energy and located within Austin city limits

Santa Fe County, NM: [HERS Rating Requirement](#)

- Require a HERS rating must be posted in all new homes
- Require a specific HERS rating for all new residential construction (HERS rating of 70 or less for new residential structures, excluding mobile homes and manufactured homes)

Chicago, IL: [Residential Energy Use Disclosure](#)

- Require disclosure of one year of energy use data at the time of sale or rental for residential single family buildings and individual units. Enable easier compliance by linking energy use data with the local MLS home listing service
- City of Chicago has an existing program to supplement energy disclosure information ([Retrofit Chicago](#)), which provides incentives for residential retrofits

## Home Energy Labeling

To improve homeowner awareness of the energy performance of their properties, many states have enacted voluntary policies that facilitate the access of information on energy performance. This includes residential energy labeling programs and policies, which can produce an assessment of a home's energy performance and compare it to that of similar homes.

### Examples

Vermont: [The Vermont Home Energy Profile](#)

- The Profile summarizes the energy efficiency of a home through three key metrics: estimated annual energy usage, estimated annual costs, and a national energy efficiency score.

Oregon: [Energy Performance Score](#)

- The Energy Trust of Oregon was one of the first energy efficiency organizations to implement home energy labeling. Initial pilot was launched in 2007, and EPS has been offered for new construction since 2009.
- Third-party verification supports analysis of homes' features and tests performance factors.
- Score ranges from 0-200, with zero being the most efficient.

DOE: [Home Energy Score](#)

- Developed by DOE and its national labs, the Home Energy Score provides homeowners, buyers, and renters comparable and credible information about a home's energy use.
- Based on a standard assessment of energy-related assets in order to compare energy use across the housing market.
- Examples of HES in use:
  - Per its [Building Energy Saving Ordinance](#), Berkeley, CA uses HES as part of a mandatory comprehensive energy assessment (that also includes a water saving fixture check and a safety checklist) prior to the sale of all homes and whole buildings under 25,000 sq. ft.
  - Municipally-owned utilities like Columbia Water and Light in Missouri have [integrated HES](#) into its Home Performance with ENERGY STAR [program](#).